

630 T TRANSITIONAL DISTRICTS (T-1 through T-15)

630.01 Purposes. Transitional districts are designed to achieve the following purposes:

- A. To provide for buffering and compatible land uses between residential and commercial areas where the residential character of an area has changed or is changing or may experience potential noise and visual impacts from adjacent commercial or other more intensive uses. These districts also provide a means to address compatibility and safety issues between residential uses and the highway corridors.
- B. To provide opportunities for consolidation of properties to encourage and permit unified planning and compatibility of uses within the districts and the existing and anticipated development in the surrounding area. These districts also provide a means to ensure that the land uses permitted by existing zoning on adjacent properties are not negatively impacted by the uses permitted in the Transitional Districts.
- C. To address specific needs that are unique to the Transitional land use areas described in the Sedona Community Plan, including the provision of community benefits such as road, pedestrian and bicycle connections and other infrastructure improvements, reservation of open space areas, preservation of historic landmarks and opportunities for housing diversity and affordability.
- D. To evaluate creative development solutions that will enhance area character, address existing deficiencies and provide benefits to the area and/or community.

630.02 Applicability. Transitional districts shall be developed according to comprehensive and detailed plans that include the locations of streets, utilities, lots, building sites and other uses; site plans and floor plans for all buildings as intended to be located, constructed, used and related to each other; and detailed plans for other uses and improvement on the land as related to the buildings. There are 12 separate transitional districts that shall generally correspond to the numerical locations described in the Sedona Community Plan. Once approved, transitional districts will be applied as T-1 through T-5, T-8 through T-13 and T-15 on the Zoning Map.

Transitional zoning applications shall include a description of specific community benefits that will be realized with the application of the zoning district. Community benefits include, but are not limited to those described in the Sedona Community Plan.

630.03 RESERVED FOR FUTURE USE

630.04 Use Regulations applicable to all Transitional Districts.

A. Permitted uses and Structures

- 1. Proposed uses shall be designated on the development plan for the particular transitional district and shall be in conformance with those uses specified in Section 630.06 for each transitional area. Alternative uses may be approved providing that the uses meet the intent of the purpose statements in Section 630.01, and that one or more of the following are met:
 - a. The uses produce an equal number of/ or fewer vehicle trips than would otherwise be permitted and/or promote other modes of transportation or pedestrian use.
 - b. The uses provide for a reduction in parking spaces that would otherwise be required for the listed uses.
 - c. The uses provide a community benefit that could not otherwise be implemented by the listed uses.

Existing land uses shall either be incorporated into the development plan or terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan. Uses may be specifically and selectively authorized according to type and size only when integrated by design as an essential element of the development and only in an area approved as provided herein. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited. Retention of historic landmarks is considered a community benefit and is required in all T-districts.

2. Public utility and public service substations, pumping plants and similar installations, not exceeding six hundred fifty (650) square feet and not including water tanks or repair or storage facilities.
3. Home occupations subject to the following conditions:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
 - c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
 - d. The use shall not generate more pedestrian or vehicular traffic than typical to the area in which it is located.
 - e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
 - f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
 - g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
 - h. A home occupation shall not create any radio, television, computer or power line interference or noise

audible beyond the boundaries of the site.

- i. No smoke, odor, liquid or solid waste shall be emitted.
- j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

4. Parks and natural open space, as designated on the development plan.
5. Accessory uses and structures incidental to permitted uses, as depicted on the approved development plan.

B. Uses subject to a Conditional Use Permit

1. Model homes.
2. Subdivision sales offices in permanent structures.
3. Public utility and public service substations, pumping plants and similar installations.

C. Uses Subject to Temporary Use Permit. Any temporary uses as prescribed in Section 407.

630.05 Property Development Standards applicable to all Transitional Districts. The following development requirements shall apply to all buildings permitted in transitional districts:

- A. Development within transitional districts shall be designed and developed in a manner compatible with the recommendations of the Sedona Community Plan and in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence or sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended.
- B. The maximum number of dwelling units shall not exceed the densities described in Section